



Design & Access Statement

Full Planning

April 2024



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1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the installation of new signage, a new shopfront and an extract canopy to the rear. This statement has been written to meet the requirements of article 4c of the 'Town & Country Planning (General Development Procedure) Order 1995.

The purpose of this document is to set out how the applicant has addressed the relevant national and local design information, policies and guidance in preparing the proposed works specification

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with a contemporary style dining experience with modern and elegant fittings throughout.
- To incorporate various elements of sustainable design, look to new technologies and utilise the local workforce.

1.3 Location

The application site is located on the main high street of Blackwood.

The area is populated with predominately retail and commercial, making it an ideal location for the new shopfront.

The site enjoys excellent access to public transport, with bus services operating on within the area and Blackwood bus station just a 5-minute walk away. These services provide convenient connections to various destinations

1.4 Existing Site

The existing site previously operated as an A2 HSBC bank but is presently vacant. The building comprises two storeys and follows traditional construction methods, featuring masonry loadbearing walls supporting suspended timber floors and a pitched slate-covered roof, which includes second-floor attic accommodation.

The surrounding area is well populated with mix of retail, commercial, and residential buildings.

Figure 1: Location

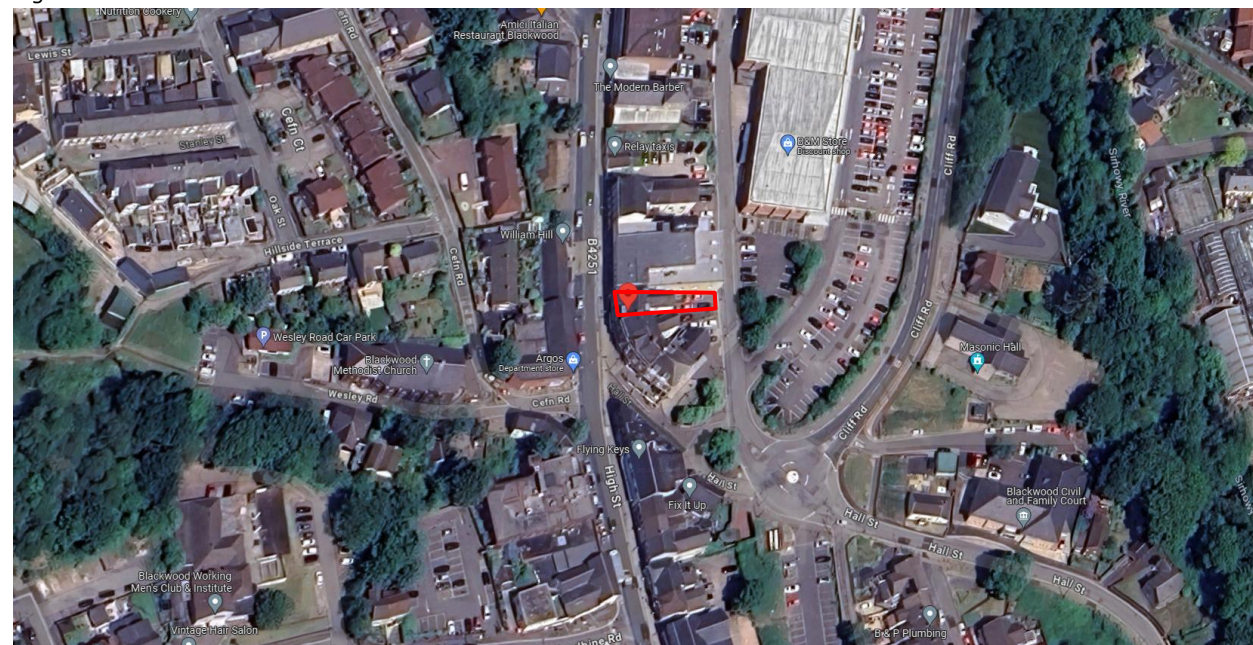
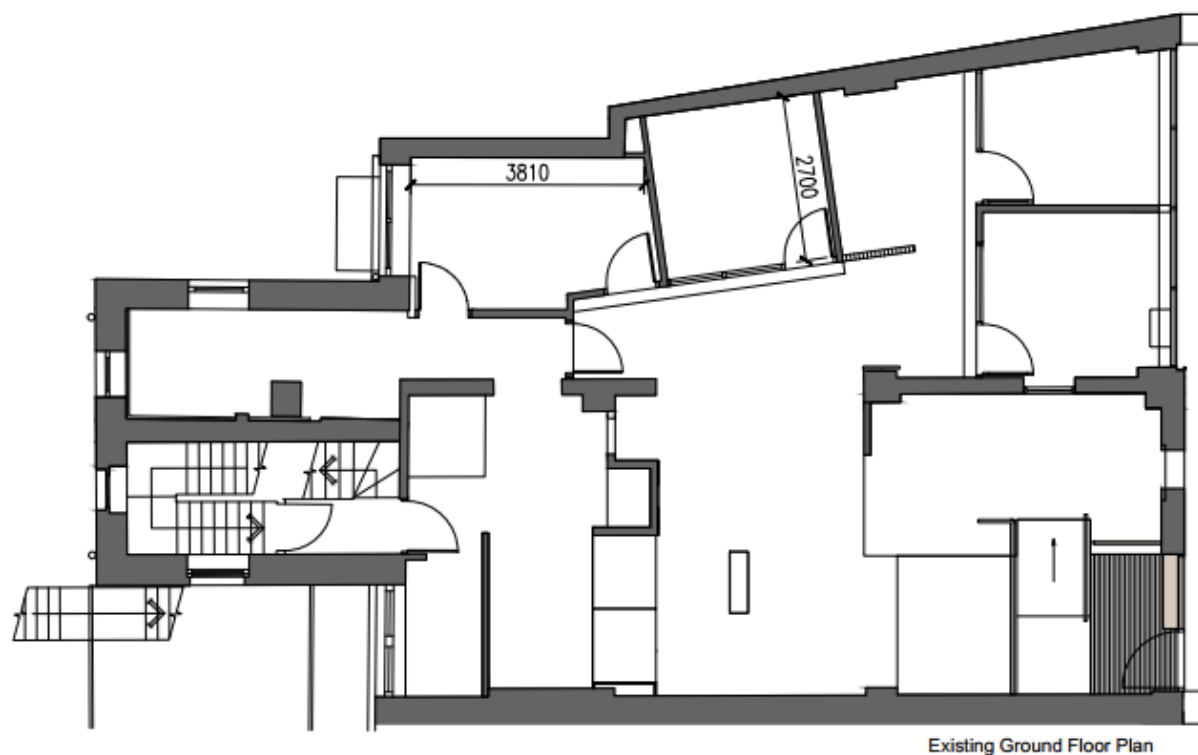


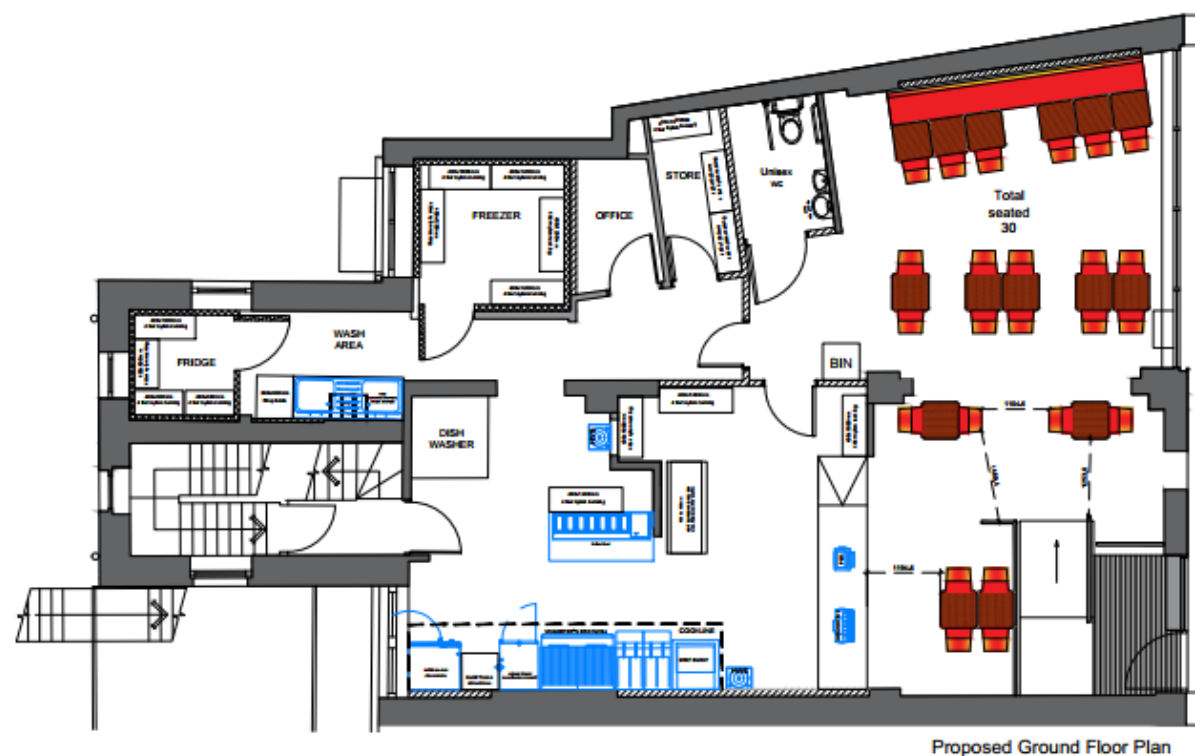
Figure 1: Site Location



Figure 4: Existing and proposed plans



Existing Ground Floor Plan



Proposed Ground Floor Plan

1.5 Proposal

The proposal is for the installation of new signage, a new shopfront and an extract canopy to the rear.

Externally the building will be changed by adding new signage to the front, the installation of new aluminium window frames powder coated RAL 3028, and the addition of an extract canopy to the rear of the property.

Internally, the building will undergo modification to create a modern and clean customer seating area accompanied by a well-equipped supporting kitchen space.

2.0 History

Figure 4: Chartist Statue and Bridge



Blackwood is a town, community and an electoral ward on the Sirhowy River in the South Wales Valleys administered as part of Caerphilly County Borough. It is located within the historic county of Monmouthshire. The town houses a growing number of light industrial and high-tech firms. It is the home town of influential rock band Manic Street Preachers.

Blackwood was founded in the early 19th century by local colliery owner John Hodder Moggridge, who lived at nearby Woodfield Park Estate: the first houses in Blackwood were built by Moggridge in an attempt to build a model village

Deplorable working conditions at the time of the Industrial Revolution, however, led to Blackwood becoming a centre of Chartist organisation in the 1830s. The South Wales Chartist leaders John Frost, Zephaniah Williams – a Blackwood man – and William Jones met regularly at the Coach & Horses public house in Blackwood. Planning their march on Newport in what became known as the Newport Rising in 1839, intended to coincide with a Britain-wide 'revolution' against the Government, the gentry and the Establishment in 1839.

When the insurrection erupted in November a large contingent of insurgents gathered at Blackwood. Upon meeting their comrades from the upper Sirhowy Valley the rebels armed themselves with makeshift weapons and marched south to Newport to demand the adoption of the People's Charter and the release of Henry Vincent from Monmouth gaol. However, the South Wales Movement were the only ones to march and the national rising failed and its leaders were sentenced to death (later commuted to deportation to Tasmania).

The former Penllwyn House on the outskirts of the town was originally part of the Lord Tredegar Estates and is believed to be the original home of the family of Henry Morgan (c. 1635 – 1688), a privateer and Governor of Jamaica. The building is now a public house The town is home to the Maes Manor Hotel, located in a grand old manor house known as Maesrudded. The house was formerly home to the Lord Lieutenant of Monmouthshire.

The decline of the coal mining industry throughout the later part of the twentieth century affected South Wales, the major source of employment was lost and the landscape left daily reminders of what had been. State backed rejuvenation schemes have gone some way to rejuvenate the wider Blackwood area, including the relief road and various light industrial areas.

Figure 5: Street Scene

Northern Edge



Eastern Edge



Southern Edge



Western Edge



Figure 6: Previous planning history

<p>Replace 1 No. existing external ATM signs with 1 No. new external ATM sign</p> <p>HSBC 91-93 High Street Blackwood NP12 1PN Ref. No: 19/0983/ADV Received: Mon 09 Dec 2019 Validated: Wed 11 Dec 2019 Status: Decided</p>
<p><u>Install internally illuminated fascia sign to rear elevation</u></p> <p>H S B C 91-93 High Street Blackwood NP12 1PN Ref. No: 17/0079/ADV Received: Wed 01 Feb 2017 Validated: Thu 02 Feb 2017 Status: Decided</p>
<p><u>Replace the existing external 'HSBC' signage with 'HSBC UK' equivalents</u></p> <p>HSBC 91-93 High Street Blackwood NP12 1PN Ref. No: 16/0999/ADV Received: Mon 21 Nov 2016 Validated: Mon 21 Nov 2016 Status: Decided</p>
<p><u>Erect a 2.40m high steel palisade fence at the base of an existing steel fire escape, to enhance security at the rear of the Branch</u></p> <p>HSBC 91-93 High Street Blackwood NP12 1PN Ref. No: 15/1087/FULL Received: Fri 23 Oct 2015 Validated: Mon 02 Nov 2015 Status: Decided</p>
<p><u>Replace existing external ATM machine</u></p> <p>HSBC 91-93 High Street Blackwood NP12 1PN Ref. No: 15/0153/FULL Received: Thu 05 Mar 2015 Validated: Fri 13 Mar 2015 Status: Decided</p>

3.0 Planning Guidance

3.1 Planning History

Please see Figure 6 for an excerpt of the sites planning history.

4.0 Proposed Development

4.1 Design Concept

The overall external design of the building will remain largely unchanged with proposed new signage positioned above new large windows, the frames of which shall be powder coated a vibrant red.

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant.

The envisioned change from a bank to a restaurant would bring health benefits to the large local community by offering a selection of healthy grilled food, something that is somewhat limited in the area.

The proposed restaurant will help to regenerate and revitalise the vacant building and contribute to the community's economic well-being through the creation of job opportunities for local residents.

4.2 Use

The existing site was once a HSBC bank and is currently vacant. As a result this is favourable for revitalisation as a restaurant with a new shopfront and signage.

4.3 Amount

The proposed new shopfront, signage, and extraction ductwork will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation.

Externally the shopfront and signage will be changed to provide a fresh welcoming appearance. Full-height windows will be installed to invite more natural light into the space, aiming to create an inviting atmosphere and attract customers.

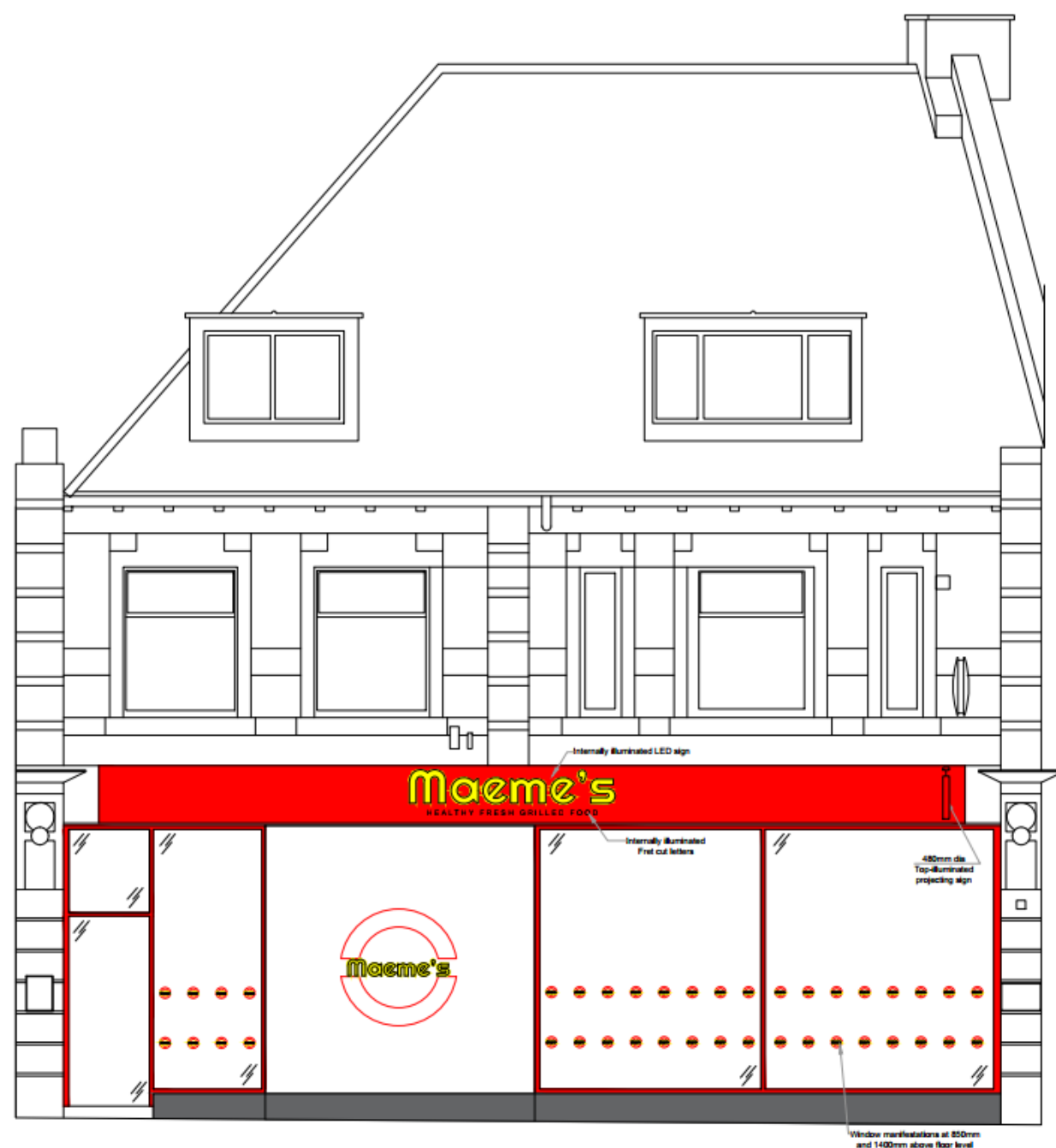
The works are minor and do not increase the site area or building volume

4.5 Appearance and Materials

The external signage will be changed to prominently display the brand name. Additionally, the installation of new full-height windows and high performing aluminium powder coated frames will not only enhance the aesthetic appeal but also create a more inviting atmosphere. Internally, on the ground floor, the layout will be altered to accommodate the new use.



Figure 7: Proposed front elevation



Proposed Front Elevation

All materials used will be of high standard and quality to represent quality dining experience

4.6 Opening hours

Mon - Fri: 11.00am – 11.00pm
Sat - Sun: 11.00am – 11.00pm

4.7 Staff

The restaurant seeks to employ 8-10 no. full/part time staff

4.8 Access

Multiple bus routes serve the surrounding local area, ensuring convenient access to the site via public transport. The nearest bus route is situated 3 minute walk northwards from the property.

The property is accessed via the main entrance at the front on the High Street. This entrance provides level access to the external pedestrian footpath and includes a small internal ramp, ensuring easy access for all diners at the restaurant. Wheelchair users will encounter no issues accessing the premises.

4.9 Parking

Blackwood town centre offers numerous pay and display parking spaces next to shops and services.

5.0 Conclusion

The proposal is for the installation of new signage, a new shopfront and an extract canopy to the rear.

The restaurant / takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a busy city centre location.

The proposed restaurant will provide a family friendly dining experience with family seating areas and healthy grilled food, something which is quite limited in the area and would be very successful.

The proposed alterations are designed to seamlessly integrate with the existing building structure, drawing in customers while concurrently presenting a modern interior aesthetic that sits comfortably within its context.

The modifications to the existing building would be very successful in this vicinity contributing positively to the enhancement of the surrounding area. With all prerequisites addressed, we are confident that this proposal will yield a positive outcome.